

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

November 6, 2019

Mission Valley Public Library, Community Room
2123 Fenton Parkway, San Diego, CA 92108

Members Present:

Steve Abbo, Michele Addington, Cameron Bucher, Kaye Durant, Bob Cummings, Rachel Erwin, Johnathan Frankel, Alan Grant, Derek Hulse, Elizabeth Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Keith Pittsford, Marco Sessa, Pete Shearer, Michael Sherman, Josh Weiselberg, and Larry Wenel.

Members Absent: Matthew Guillory, Anthony Hackett, John La Raia, Patrick Pierce, and Dottie Surdi.

City/Government Staff:

Nancy Graham, Lisa Scott, Barret Tetlow, Oscar Galvez, Rick Barret.

Guests:

See list at end of minutes

A. CALL TO ORDER

Jonathan Frankel called the regular meeting of the Mission Valley Planning Group (MVPG) to order at 12:05p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

Verify Quorum: 15 members were present, constituting a quorum. Derek Hulse and Steve Abbo joined at Item E and Kathy McSherry and Josh Weiselberg joined at Item F.

B. PLEDGE OF ALLEGIANCE –

Jonathan Frankel led the Pledge of Allegiance.

C. INTRODUCTIONS / OPENING REMARKS/REPORT OF THE CHAIR

Jonathan Frankel welcomed everyone to the meeting and reminded those present to sign the sign in sheets.

D. APPROVAL OF MINUTES

Keith Pittsford moved to approve the minutes of the October 2 regular meeting; Elizabeth Leventhal seconded the motion. Minutes were approved 12-0-3 with Cameron Bucher, Kaye Durant, Bob Cummings, Rachel Erwin, Johnathan Frankel, Alan Grant, Elizabeth Leventhal, Andrew Michajlenko, Keith Pittsford, Marco Sessa, Pete Shearer, and Michael Sherman voting yes, and Michele Addington, Jim Penner, and Larry Wenel abstaining.

E. Public Input – Non-Agenda Items but within the scope of authority of the planning group.

Robert Hall presented information on substance abuse presentation and upcoming meeting re: vaping.

Kate Hallon announced her support for Barbara Bry for Mayor in light of her support for community planning groups and community outreach. Contact at kate@barbarabry.com

Lisa Scott provided update concerning lane closure on Camino De La Reina @ Hotel Circle, the 163 overpass project, the fire at Union Square Condos and suggestions regarding future prevention and security, night work at 6700 Friars Road, the Jewish Family Services parking lot, which reported 74 vehicles are enrolled.

It was announced by Jim Penner that Hotel Circle South reconstruction near Legacy Center should be complete in next two weeks.

Jonathan Frankel announced the River Park Foundations' Discovery Center grading had commenced.

F. Membership Committee – Michele Addington

1. Open positions on the MVPG Board – upcoming election in March 2020, with 12 open positions. Anyone interested in participating needs to attend two meetings by (and including) the February 2020 meeting and needs to apply. Michele is working on publicizing the election, including in Councilman Sherman's regular publication.

G. Treasurer's Report – Elizabeth Leventhal

1. Reported that the balance remains the same; \$1,344.16.

H. Information Items

1. Update on SDSU West Project – Rachel Gregg

Project Description: SDSU will be presenting a revised offer to the City Council to purchase the stadium site on 11/18. This item will provide an update on the sale process, proposed project, and traffic mitigation

The DEIR comment period ended October 3 and the offer letter re: purchase is going before council on November 18th. SDSU anticipates bringing EIR and purchase agreement back to State Trustees at meeting in January (28th-29th) with City Council approval in February, 2020 and a close of escrow in March 2020. Construction of the stadium and river park would then commence. The presentation gave an overview of prior public workshops and outreach, the proposed land plan, which remains as originally depicted, an overview of the revised road network depicting changes necessary to address environmental and other concerns. The plan eliminates high-rise buildings. Some discussion concerning mobility ensued and questions were raised about Fenton Bridge. SDSU proposes the at-grade, all weather crossing, and will front-end load the cost and

agrees to construction at the time of 65% of the dwelling unit equivalents are built out. There was a question about queuing at the Fenton Parkway bridge on the stadium side. There were questions and some discussion concerning the river and impacts to the river by the development; the plans indicate avoidance of physical instruction/impacts to the river.

2. Proposed CPG Reforms – Barret Tetlow

Project Description: The City of San Diego convened a task force to develop potential reforms to community planning group operating procedures and membership. This item will present information regarding the various reforms and their impact on the MVPG.

Overview of findings of Task force and proposed recommendations concerning reform of Planning Groups. Indicated Mission Valley maintains a higher level of compliance than other planning groups, but asked for MVPG input on the findings and recommendations. The same will go to CPC prior to MVPG next meeting, so MVPG will withhold comment for time being but consider formal comments after the CPC provides theirs. This item will come back to the MVPG at a later time for consideration. Some comments from the MVPG indicated some of the recommendations were common sense and acceptable while others were concerned with some of the recommendations.

I. Action Items

1. FY 2020 Mission Valley Impact Fee Study – Oscar Galvez

Project Description: Discuss and recommend priority projects associated with the FY 2020 Mission Valley Impact Fee Study.

Following the last presentation, the draft of the study was revised. The proposed fees are generally decreasing with Residential Fees decreasing and Non-Residential Fees for traffic will remain the same and Non-Residential Fees for Fire will decrease. There was further discussion concerning Appendix A of the report which provides for the MVPG's priority list of projects to be funded by fees collected pursuant to the IFS. There were suggestions that certain of the M1 and M2 projects be broken out of the general category and be specifically identified as priorities. Another comment contended that the projects under M-23 and M-24 were aimed, as a component part of the recent MVCPU to drive increased mobility through the community and thus should also be considered. Another comment questioned the need for P16, as such project is not expressly predicated on development of Riverwalk. Nancy Graham indicated the City staff and politicians would not likely seek implementation of such a project where the development precipitating the need (in part) for the project had not materialized. Mr. Galvez indicated his request was for approval of the study and the fee schedule, but would reserve additional time for the MVPG to revised Appendix A to reflect the desire of the community.

Kaye Durant moved to recommend approval of the item as submitted, including the Study and the associated Fee Schedule subject to the MVPG's further review and revision of Appendix A at a later date; Keith Pittsford seconded the motion. Matter was approved 17-0-1 with Steve Abbo, Michele Addington, Cameron Bucher, Kaye Durant, Bob Cummings, Rachel Erwin, Johnathan Frankel, Alan Grant, Elizabeth

Leventhal, Kathy McSherry, Andrew Michajlenko, Jim Penner, Keith Pittsford, Marco Sessa, Michael Sherman, Josh Weiselberg, and Larry Wenel **voting yes**, with zero **voting no** and Pete Shearer **abstaining**. Derek Hulse left the meeting before the vote.

J. Committee/Community Reports:

1. Subcommittee Reports:

a. Standing Committees:

- 1) Design Advisory Board – normally meets the Monday prior to the MVPG meeting at 3:30 p.m. at the Mission Valley Library- Andrew Michajlenko

No meeting this month (November) or next month (December)

- 2) Mission Valley Community Plan Update- Elizabeth Leventhal/ Andrew Michajlenko Normally meets 2nd Friday of each month at 3:00 p.m. at the Mission Valley Library.

City to action to implement MVCPU last Friday, November 1, 2019. A question was raised about the standing committee, which Jonathan Frankel indicated was to be maintained for the time being pending any future need.

b. Ad Hoc Committees

- 1) Public Health, Safety and Welfare – Elizabeth Leventhal

City approved recent action plan on homelessness and first meeting was today (November 6, 2019).

- 2) Riverwalk-Michele Addington

Next meeting is December 5 @ 3:30pm at the MV Library. Volunteers are encouraged to attend and participate.

- 3) MV Stadium Redevelopment-Kaye Durant

The SDSU offer letter will be presented to City Council on November 18th 2p.m.; Kaye and Michele will attend.

2. Community Reports

- a. San Diego River Coalition – Alan Grant-Normally meets the third Friday of each month at 3:00 p.m. at the Mission Valley Library.

Meeting Friday November 11 @ 3:00pm; no agenda yet.

- b. Community Planning Chairs Meeting –Michele Addington/Jonathan Frankel

Michele attended and noted revision to Section 600-24 (Section 3 page 43 - Per City of San Diego regarding Resolution 312659) regarding elections and

updates to Land Code and discussion concerning distances measured between cannabis-related business.

1. Miscellaneous Mail/Items-For the Good of the Order –

IFS subcommittee meeting tentatively scheduled November 14 @ 2PM at MV Library.

K. Adjournment: Meeting was adjourned at 1:51 P.M. Next Regular Meeting Date – December 4th at noon at the Mission Valley Library, Community Room.



Cameron Bucher, Secretary

PHOTO OF GUEST SIGN IN SHEET FOR NOVEMBER 6, 2019 MEETING

GUEST SIGN-IN

Meeting Date Nov 6 2019

We have open board positions—please let us know if you wish to volunteer.

	Print Name	Print Affiliation
1	Jim Black	
2	Daniel Gray	SDSU
3	Anna Jacobs	SDSU
4	Rob Hutzel	SD RIVER PARK FNDTN
5	Kate Callen	Barbara Bry for Mayor
6	Karen Kelly	SDPL
7	Noli Zos	ALUPG
8	Rob Hall	NORTH CITY PREV. COALITION
9	Ken Gottlieb	PROD OWNED
10	John Leppert	LEPPERT ENGINEERING CORP.
11	Melissa Stern	C & S COMPANIES
12	Cory Hazelwood	C & S COMPANIES
13	Robert Shandor	MV RIVERWALK SUB-COM
14	Wilma Goodness	MV RESIDENT/OWNER
15	Thomas Lyons	RIVERWALK
16	Kathy Marvel	Resident Lucent II Cntr
17	Celia Spear	
18	Annette Jordan	Terra Vista Realty.
19		
20		
21		
22		
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